



PLANNING COMMISSION
MARK HAMMERNESS,
CHAIRPERSON
STACY MENDOZA, VICE
CHAIRPERSON
ALICE ABATTI, COMMISSIONER
VERONICA HARVEY,
COMMISSIONER
RUBEN RIVERA, COMMISSIONER

MINUTES
PLANNING COMMISSION
TRAFFIC COMMISSION
REGULAR MEETING
200 West 9th Street
IMPERIAL, CA 92251
WEDNESDAY, JULY 13, 2022
6:30 PM

A. PLANNING COMMISSION CALL TO ORDER:

Chairman Hammerness called the meeting to order at 6:33pm

Commissioners Present:

Commissioner Rivera, Vice Chair Mendoza, and Chairman Hammerness.

Commissioners Absent:

Commissioner Abatti and Commissioner Harvey

City Staff Present:

City Attorney Turner, Records Analyst Mehdipour, Community Development Director Mora, Community Development Planner Cordero, and City Manager Morita.

The Pledge of Allegiance:

Led by Mark Hammerness.

Adjustments to the Agenda:

None

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda.

None

B-2. Matters appearing on the agenda.

None

C. **CONSENT CALENDAR**

C-1. Approve Planning Commission Meeting Minutes for March 23, 2022

Discussion:

Chairman Hammerness, observed some grammar issues and a name misspelled. Morita, the corrections will be made and will not change the contents of the minutes.

Action:

Mendoza, made a motion to approve the meeting minutes. Rivera second the motion.

Ayes: Hammerness, Mendoza, Rivera

Nays: None

Abstain: None

Absent: Harvey and Abatti

Motion Passed 3-0

D. **PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION – RECOMMEND/DENY)**

D-1: **Subject: Public Hearing, Discussion/Action: Conditional Use Permit (CUP 22-04) to allow for the construction of an accessory structure exceeding the allowed height limit at the following address: 253 Puerto Escondido, Imperial, CA 92251, APN#: 044-697-048.**

Public Hearing Opened at 6:38 pm

Discussion:

Cordero, provided the staff report. Hammerness, requested to see the photographs that were submitted. Mendoza, requested clarification on the fence location, size, and effects on the neighbors. Cordero, gave specification on the placement of the structure. The applicant provided the information he received from the inspector and his concerns that it would cause interference with his neighbors. The applicant provided more information on the distance of placement from the front of the home and streets. Hammerness, there was no letter or public comment against the structure. Morita, mail is sent to the last owners and a publication to inform residents.

Public Hearing Closed at 6:47 pm

Action:

Rivera, made a motion to approve Resolution No. PC2022-05: Conditional Use Permit (CUP 22-04) to allow for an eighteen-foot accessory structure within a Residential Zone located at 253 W. Puerto Escondido Drive, Imperial, CA 92251, APN # 044-697-048. Mendoza second the motion.

Ayes: Hammerness, Mendoza, Rivera

Nays: None

Abstain: None

Absent: Harvey and Abatti

Motion passed 3-0

D-2: Subject: Public Hearing, Discussion/Action: Conditional Use Permit (CUP 22-03) to allow the onsite sale and consumption of alcoholic beverages and onsite live entertainment in an existing restaurant within the Neighborhood Commercial Zone located at 297 S. Imperial Avenue, APN #064-103-005.

Public Hearing Opened at 6:53 pm

Discussion:

Cordero, presented the staff report. The applicant, made a presentation to the commission with photos, along with information on the property and the business conducted at the location. Hammerness, wanted clarification on a previous applicant at the same property. Morita, informed Hammerness, that the prior applicant had not moved forward with the permit. Mendoza, wanted to know if there was going to be just beer and wine served. The applicant advised yes. Mendoza, wanted to know if the cooking smoke would affect the surrounding homes. The applicant advised that the way he cooks, the smoke is not an issue and gave information about the proposed cooking schedule. Mora advised that, to date, the business has had no complaints. Turner, asked if we had a letter submitted. Mehdipour, advised that a letter would be introduced by the staff shortly. Mendoza, asked if there was a noise level. Mora, no, there is only a city noise element. Hammerness, a break is needed due to information he received from Rivera. Rivera, stepped off to the side to speak to Turner. Tuner, there is a potential conflict with Rivera. Rivera, the property is owned by a member of his family. He does not receive any money or have any investment at the location but would like to remove himself due to the conflict.

Public Hearing Closed at 7:08 pm

Public Hearing Reopened at 7:13 pm

Action:

Rivera removed himself from the hearing. This created a lack of quorum and the hearing was adjourned due to a lack of quorum. For the record, Mehdipour stated in item D-2: Subject: Public Permit (CUP 22-03) will be continued until the next meeting of the Planning Commission, set for July 27, 2022 at 6:30 pm

F. REPORTS:

F-1: Commissioners Reports:

Rivera, inquired about the status of the splash pad.

Mendoza, wanted to know the status of the approved apartments.

Hammerness, wanted to know what was being built at the old ice plant.

F-2: Staff Reports

None

Chairman Hammerness continued the public hearing for (CUP 22-03) property located at 297 S. Imperial Avenue, APN #064-103-005 due to lack of quorum, and adjourned the Planning Commission meeting at 07:17pm until July 27th at 6:30 pm